of three years if possible. All utensils used in the warehouse to be included in the lease thereof. The party leasing the same shall take all lumber and coal on hand at the beginning of the lease at the wholesale price paid for the same.

During the time that the said premises are in the hands or control of my executors I do hereby empower and authorize them to make all necessary repairs and improvements at the building or otherwise remove the lumber sheds from its present site to the south side of the coal yard and repair the large platform scale when necessary and out of the money so received as rent I order and direct my executors annually on the first day of April to pay to my wife Edith the sum of Three Hundred & Thirty dollars for the maintenance and support of her and family and should my executors consider said amount insufficient to properly conduct my family and educate my children ~~[illegible]~~ with a good common school education then I direct and order them to increase said amount until the